153.0	0011	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	970,300 / 970,300
					USE VALUE:	970,300 / 970,300
					ASSESSED:	970,300 / 970,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
51		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARSENEAULT HENRY J/ELAINE
Owner 2:	
Owner 3:	
Street 1:	51 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZIZZO PAUL A -
Owner 2:	CAIRNS STEPHEN J -
Street 1:	51 CHESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,259 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1939, having primarily Vinyl Exterior and 2083 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5259.000	508,100		462,200	970,300
Total Card	0.121	508,100		462,200	970,300
Total Parcel	0.121	508,100		462,200	970,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.93 | /Parcel: 465.9

Legal Description

User Acct

102454

GIS Ref

GIS Ref

Insp Date

07/27/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 153.0-0011-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	508,100	0	5,259.	462,200	970,300	970,300	Year End Roll	12/18/2019
2019	101	FV	370,400	0	5,259.	433,300	803,700	803,700	Year End Roll	1/3/2019
2018	101	FV	369,700	0	5,259.	358,200	727,900	727,900	Year End Roll	12/20/2017
2017	101	FV	369,700	0	5,259.	329,300	699,000	699,000	Year End Roll	1/3/2017
2016	101	FV	369,700	0	5,259.	300,400	670,100	670,100	Year End	1/4/2016
2015	101	FV	349,400	0	5,259.	294,700	644,100	644,100	Year End Roll	12/11/2014
2014	101	FV	349,400	0	5,259.	273,900	623,300	623,300	Year End Roll	12/16/2013
2013	101	FV	349,400	0	5,259.	260,600	610,000	610,000		12/13/2012

!12086!

PRINT

Date	Time
12/11/20	02:12:09

LAST REV

Date	Time
12/04/19	12:25:00
jorourke	
12086	

USER DEFINED

Prior Id # 1:	102454
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZIZZO PAUL A	1309-18		9/27/2005		689,000	No	No		
POWERS ROBERT S	1189-167		6/29/1998		375,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2004	414	Wood Dec	10,000			G6	GR FY06	10X18
3/29/2004	207	Siding	21,900					vinyl
8/22/2000	675	Redo Kit	19,500			G7	GR FY07	

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/29/2008	Meas/Inspect	355	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
2/17/2005	Permit Visit	BR	B Rossignol
4/18/2000	Measured	263	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5259		Sq. Ft.	Site		0	80.	1.10	9									462,216						462,200	

Total AC/HA: 0.12073 | Total SF/SM: 5259 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 462,216 | Spl Credit | Total: 462,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20895660
Const Adj.:	1.00289965
Adj $ / SQ:	163.682
Other Features:	103231
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	532590
Depreciation:	24499
Depreciated Total:	508091

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4			Baths: 1			HB 1		

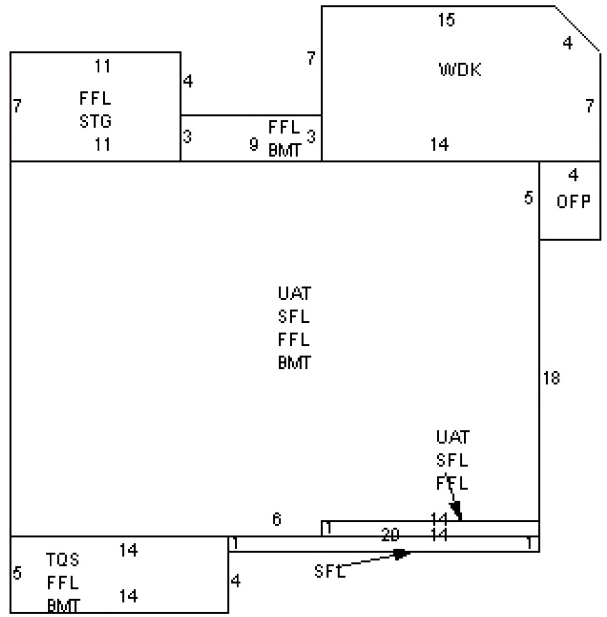
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	180.05
Special Features:	0	Val/Su Net:	156.10
Final Total:	508100	Val/Su SzAd	270.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	990	163.680	162,046
BMT	Basement	899	49.100	44,145
SFL	Second Floor	836	163.680	136,838
UAT	Upper Attic	204	126.040	25,711
WDK	Deck	176	11.720	2,062
STG	Storage	77	8.620	664
TQS	3/4 Story	53	163.680	8,593
OFP	Open Porch	20	44.130	883
	Net Sketched Area:	3,255	Total:	380,942
Size Ad	1878.5	Gross Are	3884	FinArea 2083

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0011-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	